

State Clearinghouse
Notice of Completion & Environmental Document Transmittal
Attachment A

Project Title: Entrada South and Valencia Commerce Center (VCC) Project

Project Location—Cross Streets:

Entrada South: West of I-5 and The Old Road, north and south of Magic Mountain Parkway

VCC: West of I-5 and The Old Road, north of SR-126, and east of Commerce Center Drive

Longitude/Latitude:

Entrada South: 34° 41' 7.77" N / 118° 59' 1.57" W

VCC: 34° 44' 1.49" N / 118° 61' 6.76" W

Total Acres:

Entrada South: 382 ac

VCC: 321 ac

Assessor's Parcel Nos.:

Entrada South: 2826-008-039, 2826-008-044, and 2826-009-106

VCC: 2866-001-001, 2866-002-045, 2866-002-052, 2866-002-061, 2866-002-063, and 3271-001-038 (partial)

Section/Township/Range:

Entrada South: A portion of the Rancho San Francisco, as per Map recorded in Book 1 Pages 521 and 522 of Patents—Portions of Sections 19, 20 and 30 / Township 4 North / Range 16 West within said Rancho

VCC: A portion of the Rancho San Francisco, as per Map recorded in Book 1 Pages 521 and 522 of Patents—Portions of Sections 11, 12, 13 and 14 / Township 4 North / Range 17 West within said Rancho

Schools Within 2 Miles: Oak Hills Elementary School, Live Oak Elementary School, Rancho Pico Junior High School, West Ranch High School, Bridgeport Elementary School, Charles Helmers Elementary School, and Valencia High School

Local Action Type (Other):

Entrada South: Zone Change, Vesting Tentative Tract Map, Conditional Use Permit, Affordable Housing Permit, Oak Tree Permit, Parking Permit, Development Agreement, and annexation into County Sanitation Districts of Los Angeles County (Santa Clarita Valley Sanitation District)

VCC: Tentative Parcel Map, Oak Tree Permit, Parking Permit, and Development Agreement

Development Type:

Entrada South: 1,574 residential dwelling units (132 acres)
730,000 square feet of non-residential uses (commercial, office, retail, and hotel uses) (52 acres/approx. 2,500 employees)
Neighborhood park (8 acres)
4,500 square feet of recreation centers
Potential school site (10 acres)
Spineflower preserve (27.2 acres)
Open space (130 acres)

VCC: 3.4 million square feet of industrial/business park uses (119 acres/approx. 10,200 employees)
Open space (198 acres)

Present Land Use/Zoning/General Plan Designation:

Entrada South: Land Use: Vacant land, abandoned oil wells and associated access roads, Southern California Edison electric transmission lines and towers, and a high pressure natural gas transmission pipeline
Zoning: R-1—Single-Family Residence, C-3—General Commercial, C-R—Commercial Recreation
General Plan: H5—Residential 5, CM—Major Commercial, OS-PR—Parks and Recreation

VCC: Land Use: Vacant land, Hasley Creek and Castaic Creek
Zoning: M-1.5-DP—Restricted Heavy Manufacturing/Development Program
General Plan: IO—Industrial Office

Project Description:

Entrada South: The Entrada South Planning Area (Vesting Tentative Tract Map 083582) consists of approximately 382 acres located west of I-5 and The Old Road, both north and south of Magic Mountain Parkway, and south of Six Flags Magic Mountain theme park in the Santa Clarita Valley. The Project Site is located within the planning boundary of the State-approved Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan (RMDP/SCP), which was the subject of an Environmental Impact Report (SCH No. 2000011025) certified by the California Department of Fish and Wildlife (CDFW) in 2017. The Entrada South Project provides for continued implementation of the development facilitated by the approved RMDP/SCP within the Entrada South Planning Area. The Entrada South Project includes 1,574 dwelling units (including affordable housing units consistent with the County's Inclusionary Housing Ordinance), 730,000 square feet of

non-residential development, a neighborhood park and potential school site, a spineflower preserve, trails, roadways, and infrastructure.

VCC: The Valencia Commerce Center Planning Area (Vesting Tentative Parcel Map 18108) consists of approximately 321 acres in an undeveloped portion of the partially completed VCC industrial/business park center located west of I-5 and north of Henry Mayo Drive (SR-126). The Project Site is located within the planning boundary of the State-approved RMDP/SCP. The VCC Project provides for continued implementation of the development facilitated by the approved RMDP/SCP within the VCC Planning Area. The VCC Project includes approximately 3.4 million square feet of industrial/business park space, a multi-purpose trail, roadways, and infrastructure.